

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1502.23.1. to permit lot width of 50 feet instead of 60 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Old subdivision, laid out as 50 foot lots, need 55 feet to build.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature
 Legal Owner(s): (Type or Print Name) Signature
 Address: 7501 Iroquois Ave. 315-1777
 City and State: Baltimore, MD 21222
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Christopher and Linda Wojcik, 7000 C Mornington Rd. 21222 282-3574
 Attorney's Telephone No.: 282-3574

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of April 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July 1981, at 9:45 o'clock A.M.

William E. Hammond
 Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 S/S of Iroquois Ave., 125'
 E of Lodge Farm Rd., 15th District : OF BALTIMORE COUNTY
 RICHARD E. SZYMANSKI, et ux, : Case No. E2-2-A
 Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commission :

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
John W. Hession, III
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 16th day of June, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Richard E. Szymanski, 7501 Iroquois Avenue, Baltimore, Maryland 21219, Petitioners; and Christopher and Linda Wojcik, 7000C Mornington Road, Baltimore, Maryland 21222, who requested notification.

John W. Hession, III
 John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
 Zoning Commissioner
 TO: Norman E. Gerber, Director
 Office of Planning and Zoning
 FROM: Petition No. 82-2-A Item 200
 SUBJECT: Petition for Variance
 South side of Iroquois Avenue, 125 ft. E. of Lodge Farm Rd.
 Petitioner- Richard E. Szymanski, et ux

Fifteenth District

HEARING: Tuesday, July 7, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
 Norman E. Gerber, Director
 Office of Planning and Zoning

NEG:JGH:ab

Mr. & Mrs. Richard E. Szymanski
 7501 Iroquois Avenue
 Baltimore, Md. 21219

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of April 1981.

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Richard E. Szymanski, et ux

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 16, 1981

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Mr. & Mrs. Richard E. Szymanski
 7501 Iroquois Avenue
 Baltimore, Maryland 21219

RE: Item No. 200
 Petitioner - R.E. Szymanski, et ux
 Variance Petition

Dear Mr. & Mrs. Szymanski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a dwelling on the vacant 50 foot lot adjacent to your property, this Variance is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NEC:bac

Enclosures

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

ROBERT A. MORTON, P.E.
 DIRECTOR

May 26, 1981

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #200 (1980-1981)
 Property Owner: Richard E. & Marion P. Szymanski
 S/S Iroquois Ave. 125' E. of Lodge Farm Rd.
 Acres: 50 x 277/289 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Iroquois Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

There is an 8-inch public water main and 8-inch public sanitary sewerage in Iroquois Avenue.

Very truly yours,

Robert A. Morton
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:EAM:FWR:ss

A-NE Key Sheet, 111 Tax Map
 29 SE 32 Pos. Sheet, SE 8 H Topo

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204

NORMAN E. GERBER
 DIRECTOR

June 16, 1981

Mr. William Hammond, Zoning Commissioner
 Zoning Advisory Committee
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #200, Zoning Advisory Committee Meeting, April 28, 1981, are as follows:

Property Owner: Richard E and Marion P. Szymanski
 Location: S/S Iroquois Avenue 125' E of Lodge Farm Road
 Acres: 50 X 277/289
 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
 John L. Wimbley
 Planner III
 Current Planning and Development

Mr. and Mrs. Christopher Wojcik
7000 C Mornington Road
Baltimore, Maryland 21222

June 10, 1981

NOTICE OF HEARING

RE: Petition for Variance
S/s of Iroquois Ave., 125' E of Lodge Farm Rd.
Richard E. Szymanski, et ux - Petitioners
Case No. 82-2-A

TIME: 9:45 A.M.

DATE: Tuesday, July 7, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

/klr

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

July 1, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. Christopher Wojcik
7000 C Mornington Road
Baltimore, Maryland 21222

RE: Petition for Variance
S/s of Iroquois Avenue, 125' E of Lodge Farm Rd.
Richard E. Szymanski, et ux - Petitioners
Case #82-2-A

Dear Mr. and Mrs. Wojcik:

This is to advise you that \$43.13 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

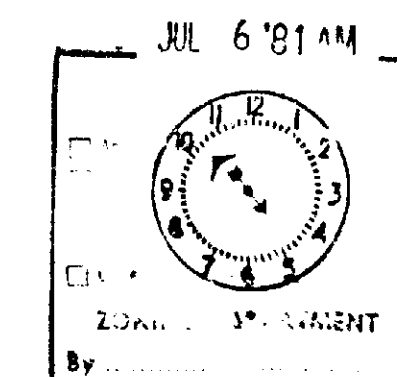
Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

Beginning at a point on the south side of Iroquois Avenue, 125 feet east of Lodge Farm Road and known as lot 1142 of Lodge Farm and recorded among the land records of Baltimore County in Plat Book 8, Folio 96 and 97.
Also known as 7503 Iroquois Avenue.

TRUST DIVISION
7000 C MORNINGTON ROAD

(301) 332-5



July 2, 1981

Zoning Commissioner
The Baltimore County Zoning Office
Baltimore County Office Building
111 West Chesapeake Avenue
Baltimore, Maryland 21204

RE: ESTATE OF THURSDIA IRISH
YOUR RE: CASE NO. 82-2-A
PROPERTY - 7501 IROQUOIS ROAD
BALTO., MD. 21209

Dear Sir:

Our Company, as Personal Representative for the Estate of Thursia Irish, is the owner of the property located at 7505-09 Iroquois Road, said property being immediately adjacent to the property at 7501 Iroquois Road which is subject to a pending hearing on a variance of zoning to reduce a building lot from 55 feet to 50 feet in width.

We wish to advise you that we are strongly opposed to any change in width of building lots which reduces the amount of land required on which a structure may be built. This is especially true if such lot will be less than 55 feet in width. In our opinion any reduction on the width of lots can only have an adverse affect on values of other properties in the immediate neighborhood.

We trust our objection will be duly noted when you are considering this matter.

Very truly yours,

Frederick J. Thompson
Frederick J. Thompson
Trust Administration Officer

FJT:hj
cc: John J. Brennan, Esquire

UNION TRUST COMPANY OF MARYLAND
ONE NORTH CHARLES STREET P.O. BOX 17034 BALTIMORE, MARYLAND 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 16 day of April, 1981.*

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

Item # 200

Petitioner Richard E. Szymanski Submitted by Linda S. Wojcik
Petitioner's Attorney Richard E. Szymanski Reviewed by WCR

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 6/21/81
Posted for: Petition for Variance
Petitioner: Richard E. Szymanski
Location of property: S/s Iroquois Ave., 125' E of Lodge Farm Rd.
Location of Signs: near property (facing Iroquois Ave.)
Remarks: None
Posted by WCR Date of return: 6/26/81
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096914

DATE June 9, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Christopher Wojcik

FOR Filing Fee for Case No. 82-2-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

15th District
ZONING: Petition for Variance
LOCATION: South side of Iroquois Avenue, 125 feet East of Lodge Farm Road

DATE & TIME: Tuesday, July 7, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Section 1802.2C.1 - Minimum lot width in D.R. 5.5 Zone
All that parcel of land in the Fifteenth District of Baltimore County

Beginning at a point on the south side of Iroquois Avenue, 125 feet east of Lodge Farm Road and known as lot 1142 of Lodge Farm and recorded among the land records of Baltimore County in Plat Book 8, Folio 96 and 97. Also known as 7503 Iroquois Avenue

Being the property of Richard E. Szymanski, et ux, as shown on plat plan filed with the Zoning Department on July 7, 1981 at 9:45 A.M.

By ORDER OF: William E. Hammond, Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., June 15, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of five successive weeks before the 16th day of June, 1981.

20.63

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096976

DATE 7/7/81 ACCOUNT 01-662

AMOUNT \$43.13

RECEIVED FROM Richard E. Szymanski

FOR Posting & Advertising of Case #82-2-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 10, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of five successive weeks before the 16th day of June, 1981, the first publication appearing on the 13th day of June, 1981.

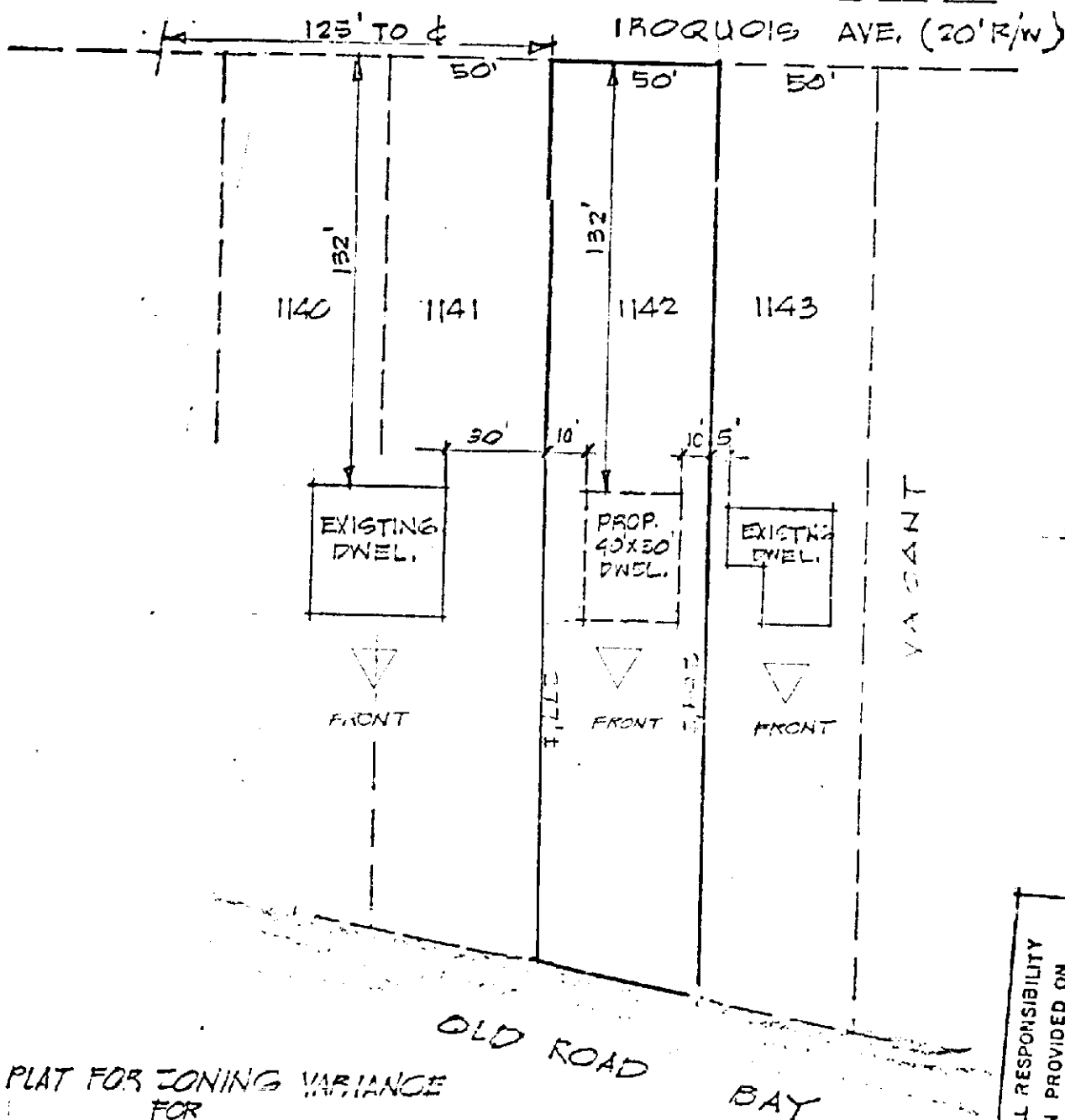
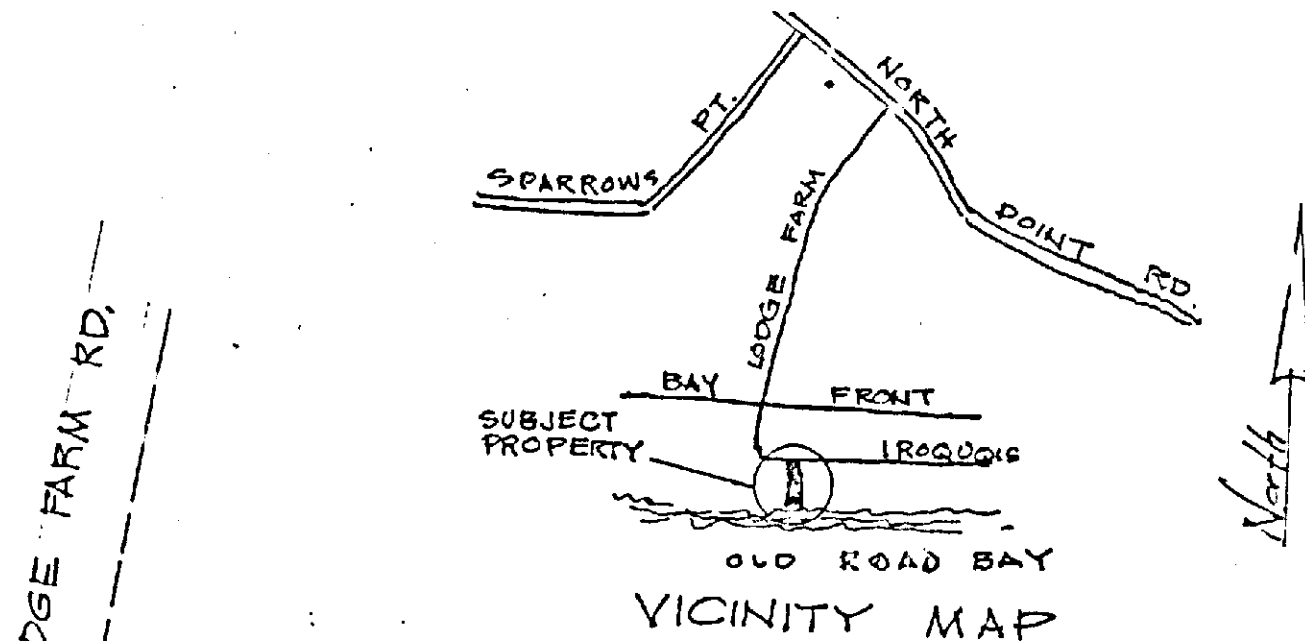
THE JEFFERSONIAN

Cost of Advertisement, \$ 17.50

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WCR</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: _____	Map # <u>4A</u>									

Item # 200



PLAT FOR ZONING VARIANCE
FOR
RICHARD & MARION SZYMANSKI
9th ELECTION DIST. ZONE D.R. 5.5
LODGE FOREST
LOT 1142, BOOK 8, FOLIO 86 & 87
PUBLIC WATER & SEWER EXISTING IN THE ST.
SCALE 8 1"=50'

Item 2200

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.	
Richard E. Szymanski	DATE 4/10/81
Marian Szymanski	DATE 4/10/81
OWNER	OWNER